

ATTACHMENT 3



Warrenton Residency Land Development Section

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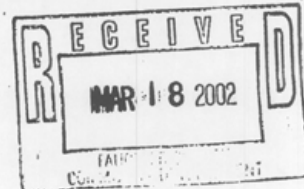
To: Elizabeth A. Cook, Chief of Planning Fauquier County Dept. of Community Development

From: David Cubbage, Land Development Section Supervisor

Subject: Vint Hill Land Bay "G"
Route 215, Route 602, Route 652 - Fauquier County, Virginia

Warrenton Residency staff reviewed the preliminary subdivision for the property in Land Bay G of Vint Hill. Although the actual subdivision streets are indicated as private, a portion of the primary access road off Route 602 appears intended for addition to the Secondary System of State Highways. Based on this understanding we have no comments on the private streets and the following comments on the public street portion:

1. Based on the trip generation of this and future land bays Road Section "B" should provide 12' lanes.
2. Road Section "B" should provide 21-A stone extending 1' behind curb. This can be further addressed at final plan.
3. Indicate the projected design speed of the public street connecting to Route 602.
4. In the event postal deliveries will not be made on private streets, mail boxes for the residents of Land Bay G should be provided outside the right of way and be designed allow vehicles to pull off the road and re-enter in a forward direction. A kiosk style facility with a commercial entrance is recommended.
5. Review of the Amended Traffic Analysis is ongoing. During preliminary review it appears trips generated from this land bay will not significantly lower the Level of Service on existing state roads. However future land bays will need traffic mitigation measures, which may include left turn lanes off Route 602. It is recommended this land bay establish sufficient right of way for the right turn lane and the future left turn lane.
6. The proposed 18' Emergency Access on Route 602 will need an entrance meeting commercial standards. The entrance should be gated. Placement of the gate should be sufficient depth from the edge of pavement on Route 602 to allow vehicles to exit the street before stopping to open the gate.



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7. Indicate the right of way for the private streets as a separate dedication. The current preliminary shows the public and private streets as one dedication.
8. It is recommended the plan show the location of the proposed gate separating public and private streets. This would assist in determining if stacking from site traffic will spill out into the public street.

Department staff would like to review additional information associated regarding these comments. At the time Fauquier's Planning Commission acts on this case the Department respectfully request the following conditions be place on County's approval of this division:

1. All road design and construction shall be in accordance with VDOT's Subdivision Street Requirements manual and VDOT's Road and Bridge Standards.
2. Road and other construction shall insure drainage water will not rise higher than 18" below the shoulder of proposed or existing public roads. At a minimum, culverts shall be designed to accommodate the following flood frequencies:
 - i. Secondary and Subdivision streets 10-year
 - ii. Primary and Parkways 25-year
3. Trees within street rights of way shall not be credited towards satisfying Fauquier County's tree canopy ordinance.
4. Unpaved portions of street rights of way shall not be credited towards open space requirements.